

## \$625,000 - 1965 Garnett Way, Edmonton

MLS® #E4439096

**\$625,000**

4 Bedroom, 3.50 Bathroom, 1,901 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

Welcome to this beautifully maintained 1,900 sq ft two-storey home with a fully finished walkout basement, offering 4 bedrooms, 4 bathrooms, and backing directly onto a scenic pond and walking trails. The main floor is bright and open, featuring a spacious living room with a gas fireplace, a large dining area, and a well-appointed kitchen. Step out onto the west-facing deck from the dining room and take in stunning views—perfect for enjoying long summer evenings. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and full ensuite. The walkout basement, completed in 2021, adds a fourth bedroom, a full bath, and a huge rec room with direct access to a private patio and beautifully landscaped west-facing yard. Upgrades include new shingles (2021), hot water tank (2024), central A/C, and more. Quietly located on a low-traffic street but just minutes from amenities and major routes, this home is in pristine 10/10 condition and ready to impress.

Built in 2003

### Essential Information

MLS® # E4439096

Price \$625,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,901
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1965 Garnett Way
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6T5

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, See Remarks
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	8
Zoning	Zone 58

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